

JOHN L. THORNDAL
JAMES G. ARMSTRONG
CRAIG R. DEIN
STEPHEN C. BALKENBUSH
PAUL F. EISINGER
CHARLES L. BURCHAM
BRIAN K. TERRY
BLAIR C. PARKER
BRENT T. KOLVET
ROBERT F. BALKENBUSH
PHILIP GOODHART
JAMES J. JACKSON
DEBORAH I. ELSSASSER
CHRISTOPHER J. CURTIS
KATHERINE F. PARKS
DAVID P. LANE
KEVIN K. HANMON

THERRY V. BARKLEY
SHILATA K. SHAH
SUSAN F. FRASCA
JILL M. LORENZEN
PAUL R. KIRST
CHRISTINE M. BOOZE
KRISTEN R. GRENDES
MATTHEW J. MCCLINTOCK
MICHAEL A. BRISTON
BOONE I. KAGUN

LAW OFFICES
**THORNDAL ARMSTRONG
DELK BALKENBUSH & EISINGER**
A PROFESSIONAL CORPORATION
THORNDAL.CUM

REPLY TO LAS VEGAS OFFICE

February 5, 2007

LAS VEGAS

1100 F. BRIDGER AVENUE
LAS VEGAS, NV 89101
MAILING:
P.O. BOX 2070
LAS VEGAS, NV 89125-2070
(702) 366-0622
FAX (702) 366-0327

RENO

6590 S. MCCARRAN BLVD #8
RENO, NV 89509
(775) 768-2882
FAX (775) 786-8004

ELKO

919 IDAHO STREET
ELKO, NV 89802
(775) 777-3011
FAX (775) 786-8004

VIA FACSIMILE - 382/8558

Mayor Oscar Goodman
Las Vegas City Hall
400 East Stewart Avenue
Las Vegas, NV 89101

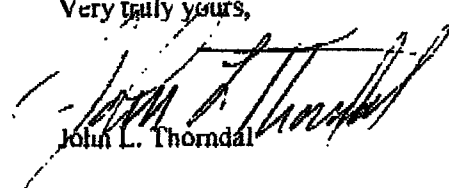
RE: Council Meeting 2-7-07
Agenda Item 99

Dear Mayor Goodman:

On February 7, 2007, the Council will have before it requests for variances concerning a multi-story apartment building a developer wishes to erect on the north side of Bridger Avenue between Ninth Street and Tenth Street.

I am writing to call your attention to my letter dated November 30, 2006. This is a protest letter regarding the Request for Variance 17741 to reduce the parking spaces, which is number 99 on this Wednesday's agenda. Although this letter is on file with the Planning Development Department, I wanted to send you a copy so you are personally aware of our concerns.

Very truly yours,


John L. Thorndal

Protest

ILT/jo

g:/Att/Misc/Goodman 2-5-07

cc: Lawrence Weekly w/enc., via facsimile
Lois Tarkanian with enc., via facsimile
Steve Wolfson with enc., via facsimile

Attorneys also licensed to practice in
California, Colorado, Illinois, Kansas, Nebraska, New Jersey, New York, Oklahoma, South Dakota, Texas, Utah

Submitted electronically

Date 2/6/07 Item #99

JOHN L. THORNDAL
JAMES G. ARMSTRONG
CRAIG R. DELK
STEPHEN C. BALKENBUSH
PAUL F. EISINGER
CHARLES L. BURCHAM
BRIAN K. TERRY
BLAIR C. PARKER
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DEBORAH L. ELIASSEB
CHRISTOPHER J. CURTIS
KATHERINE F. PARKS
DAVID P. LANE
KEVIN R. DIAMOND

THERRY V. BARKLEY
SRILATA R. SHAN
SUSAN E. FRASCA
JILL M. LORENZEN
PAUL E. KIRST
CHRISTINE M. HOOZE
KRISTEN R. CEDOS
MATTHEW J. PINCOLINI
BENJAMIN L. BUNKER
MICHAEL A. KRISTOF
HOONER L. CRAGUN



LAW OFFICES
**THORNDAL ARMSTRONG
DELK BALKENBUSH & EISINGER**
A PROFESSIONAL CORPORATION
thorndal.com

Reply to: John L. Thorndal
Las Vegas Office
jlt@thorndal.com

November 30, 2006

LAS VEGAS

1100 E. BRIDGER AVENUE
LAS VEGAS, NV 89101
MAILING:
P.O. DRAWER 2070
LAS VEGAS, NV 89125-2070
(702) 366-0622
FAX: (702) 366-0327

RENO

6590 S. MCCARRAN BLVD. #B
RENO, NV 89509
(775) 786-2882
FAX: (775) 786-8004

ELKO

919 IDAHO STREET
ELKO, NV 89801
(775) 777-3011
FAX: (775) 786-8004

VIA FACSIMILE: 385-7268

Attn: Dorothy Marsilli, Agenda Tech.
Las Vegas Planning & Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: VAR-17741 (December 7, 2006)

The applicant/owner have a number of requests concerning the property on the north side of Bridger Avenue between Ninth Street and Tenth Street, including rezoning, site development, and variances. The addition the 300 unit- six story apartment building would be a great improvement to the area and we have only one objection.

We object to Variance Request 17741 to allow only 150 parking spaces where 425 spaces are required. It would be highly unusual for an apartment complex to need a parking space for only every other apartment. Generally, at least one space is needed for every apartment and, more often than not, there are two vehicles per apartment. Allowing this variance will only increase the street parking which is becoming more and more of a concern in the area.

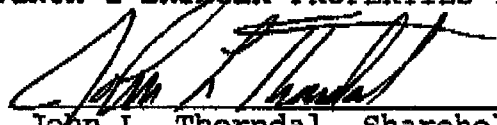
Las Vegas Planning Dept.
Re: Variance 17741
November 30, 2006
Page 2

When we added a three story addition to our building a few years ago we were required to obtain additional parking. We purchased additional property on an adjoining block in order to meet this requirement and, in fact, we now have spaces in excess of our current needs. Others should be required to at least meet the basic requirements. We therefore object to this particular variance request.

Very truly yours,

THORNDAL, ARMSTRONG, DELK,
BALKENBUSH & EISINGER
ELEVENTH & BRIDGER PROPERTIES TWO

BY:


John L. Thorndal, Shareholder
and Partner

JLT/ad